



Public Notice

U.S. Army Corps
of Engineers
Buffalo District
CELRB-TD-R

Applicant: Cleveland Clinic Published: May 9, 2014
Expires: June 9, 2014

Application No: 2007-01112
Section: OH

All written comments should reference the above Application No. and be addressed to:
US Army Corps of Engineers, Buffalo District
Regulatory Branch (Attn: Susan L. Baker)
1776 Niagara Street
Buffalo, NY 14207

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Cleveland Clinic, Attn: Mr. Brian Smith, 9500 Euclid Avenue #CC-41,
Cleveland, Ohio 44195

WATERWAY & LOCATION: Wetlands and streams adjacent to Porter Creek, 33100 Cleveland
Clinic Boulevard, City of Avon, Lorain County, Ohio

LATITUDE & LONGITUDE: Latitude North: 41.46927
Longitude West: -81.98344

BACKGROUND: A Nationwide Permit 29 was affirmed on 9 May 2009 for the construction of the Richard E. Jacobs Health Center and associated infrastructure (Phase I) resulting in the permanent filling of 0.399 acre of federal jurisdictional wetlands on the subject parcel. A Determination of No Jurisdiction was provided to the applicant on 13 November 2013 for the Phase II proposal to construct new parking areas, access drives, an inpatient hospital addition, and a cantilevered bed tower as the proposal did not require the discharge of dredged or fill material into a water of the U.S.

Description of delineation of waters of the US, if applicable: Two approved jurisdictional determinations dated 9 May 2009 (LRB-2001-01112) and 10 January 2012 (LRB-2009-01856)

cover the subject parcel. Waters of the U.S. identified within the current subject parcel include Wetland N-1, Wetland N-2, Wetland N-3, Wetland N-13, Stream D-1 (comprised of Stream D-1-1, Stream D-1-2, and Stream D-1-3), Stream D-2, and Porter Creek. Wetlands N-14 and N-15 were determined to be isolated.

EXISTING CONDITIONS: The 56.35 acre parcel is comprised of the existing Richard E. Jacobs Health Center and associated infrastructure, upland successional woods, upland old fields, forested and non-forested wetlands, and streams. After impacts from the 9 May 2009 Nationwide Permit and adjustments to property boundaries, the following federally regulated waters exist on-site: Wetland N-1 (0.51 acre), Wetland N-2 (9.31 acres), Wetland N-3 (1.17 acres), Wetland N-13 (0.49 acre), Stream D-1 (2,666 linear feet), Stream D-2 (12 linear feet), and Porter Creek (237 linear feet).

PROPOSED WORK: The applicant proposes to place fills in waters of the U.S. for the purpose of expanding the existing Richard E. Jacobs Health Center facility to accommodate Phase III, a second 170-bed hospital tower, associated medical support infrastructure, and related appurtenances. Specifically, the applicant proposes to permanently fill 2.82 acres of Wetland N-2, 1.17 acres of Wetland N-3, and 671 linear feet of Stream D-1.

PROJECT PURPOSE

Basic: Hospital facility

Overall: Construct a new 170-bed hospital facility and associated appurtenances within the City of Avon

Water Dependency Determination: The proposed activity has been determined to not be water dependent.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant is seeking a permit for their Minimal Degradation Alternative which includes permanently filling 3.99 acres of wetland and 671 linear feet of stream as compared to their Preferred Alternative which includes the permanent filling of 6.31 acres of wetland and 671 linear feet of stream. The Minimal Degradation Alternative avoids 7.49 acres of on-site wetland and 2,244 linear feet of on-site stream.

PROPOSED MITIGATION: The applicant proposes to offset the loss of 2.23 acres of forested wetland through the restoration and perpetual protection of 5.58 acres of off-site forested wetland located adjacent to the Granger Wetlands Mitigation Bank, Granger Township, Medina County, Ohio. Additionally, the applicant proposes to offset the loss of 1.76 acres of non-forested wetlands through the purchase of 3.6 non-forested credits from Granger Wetlands Mitigation Bank. To offset the loss of 671 linear feet of stream, the applicant proposes to relocate and restore 1,007 linear feet of stream channel on-site.

Location and details of the above described work are shown on the attached maps and drawings.

Comments or questions pertaining to the work described in this notice should be reference the

Application Number and be directed to the attention of Susan L. Baker, who can be contacted at the above address, by calling (716) 879-4474, or by e-mail at: Susan.L.Baker@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

The following authorization is required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency

Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area or within a 1000 meter radius of the permit area as shown on Sheet 3 of 7. As no properties listed in, or eligible for listing in the National Register of Historic Places have been identified within the vicinity of the project area/area of potential effects, it has been determined that no historic properties will be affected by the proposed activity. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the Corps of Engineers is consulting, under separate cover, with the USFWS to evaluate any potential impacts to: Indiana bat (*Myotis sodalis*), Kirtland's warbler (*Dendroica kirtlandii*), piping plover (*Charadrius melodus*), northern long-eared bat (*Myotis septentrionalis*), and rufa red knot (*Calidris canutus rufa*) and to ensure that the proposed activity is not likely to jeopardize their continued existence or result in the destruction or adverse modification of critical habitat.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments,

that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

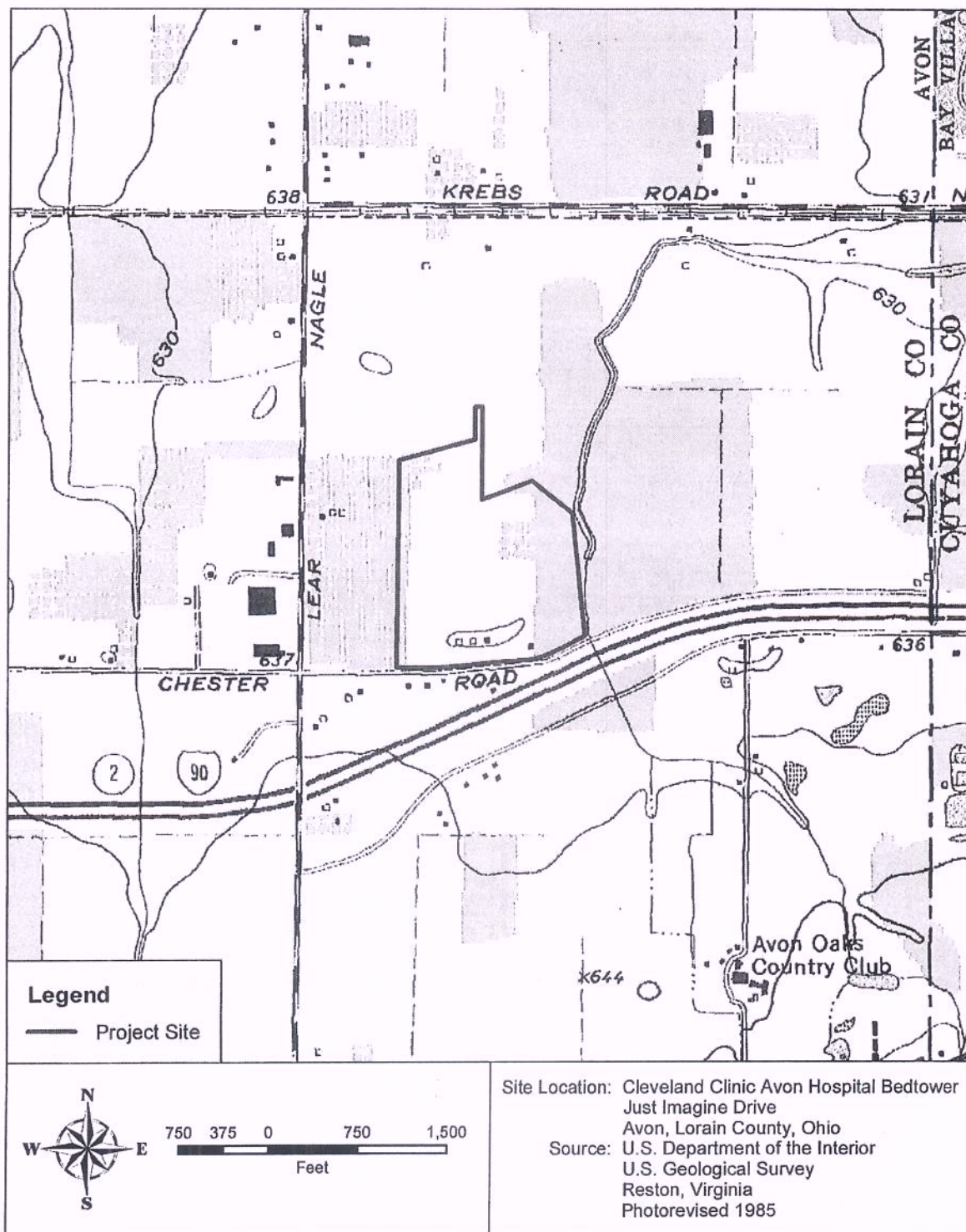
SIGNED

Diane C. Kozlowski
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



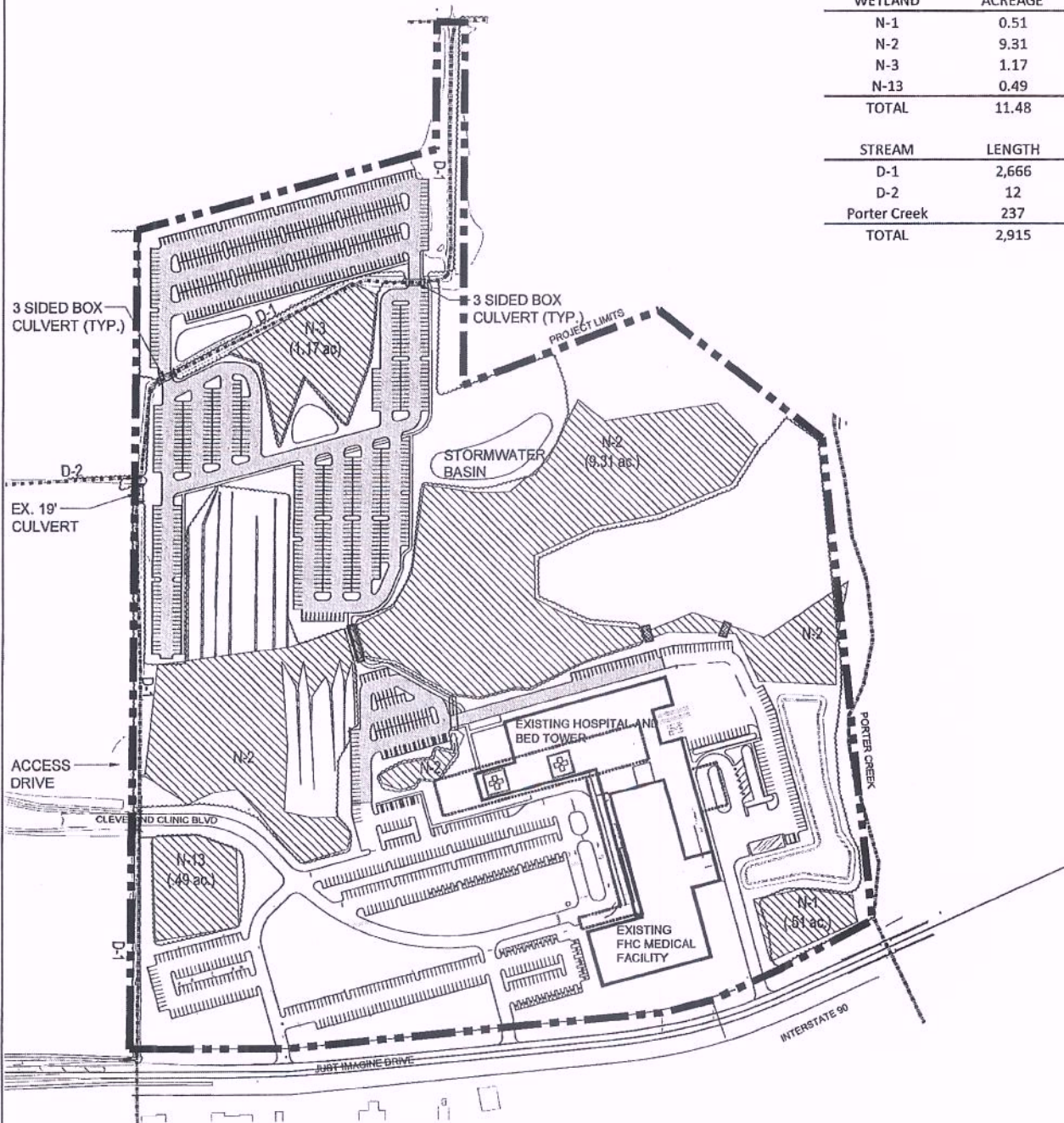
Appendix A, Figure 2
Location of Project Site on USGS 7.5-Minute Topographic Map
(North Olmsted Quadrangle)



EXISTING CONDITIONS

WETLAND	ACREAGE
N-1	0.51
N-2	9.31
N-3	1.17
N-13	0.49
TOTAL	11.48

STREAM	LENGTH
D-1	2,666
D-2	12
Porter Creek	237
TOTAL	2,915



LEGEND

- EXISTING WETLANDS
- EXISTING BUILDING
- PERMEABLE PAVEMENT

SITE DATA

BUILDING	FLOOR SPACE
EXISTING FHC BUILDING	181,000 S.F.
EXISTING INPATIENT 130 BED 3 FLOOR BED TOWER	115,000 S.F.
EXISTING 2 STORY HOSPITAL	126,350 S.F.
PROJECT LIMITS AREA	58.35 ACRES

FIGURE 3
EXISTING CONDITIONS MAP
CCF AVON

1"=100'

PREPARED FOR:

CLEVELAND CLINIC
Office of Construction
9500 Euclid Avenue / CC41 Cleveland, Ohio 44195
tel: 216.444.2400 fax: 216.444.7029 www.ccf.org/ocm

PREPARED BY:

DAVEY RESOURCE GROUP
A DIVISION OF THE DAVEY TREE EXPERT COMPANY
1500 NORTH 100TH STREET, KENIL, OHIO 44240

CAWRIE & ASSOCIATES, INC.
549 E. WASHINGTON ST., CHAGRIN FALLS, OH 44022

WESTLAKE REED LESKOSKY
1422 EUCLID AVENUE, SUITE 300, PLAYHOUSE SQUARE, CLEVELAND, OH 44115

CT CONSULTANTS, INC.
8150 STERLING COURT, Mentor, OH 44060

03-04-14

Cleveland Clinic - Avon
D/A Processing No. 2007-01112
Lorain County, Ohio
Quad: North Olmsted
Sheet 2 of 7

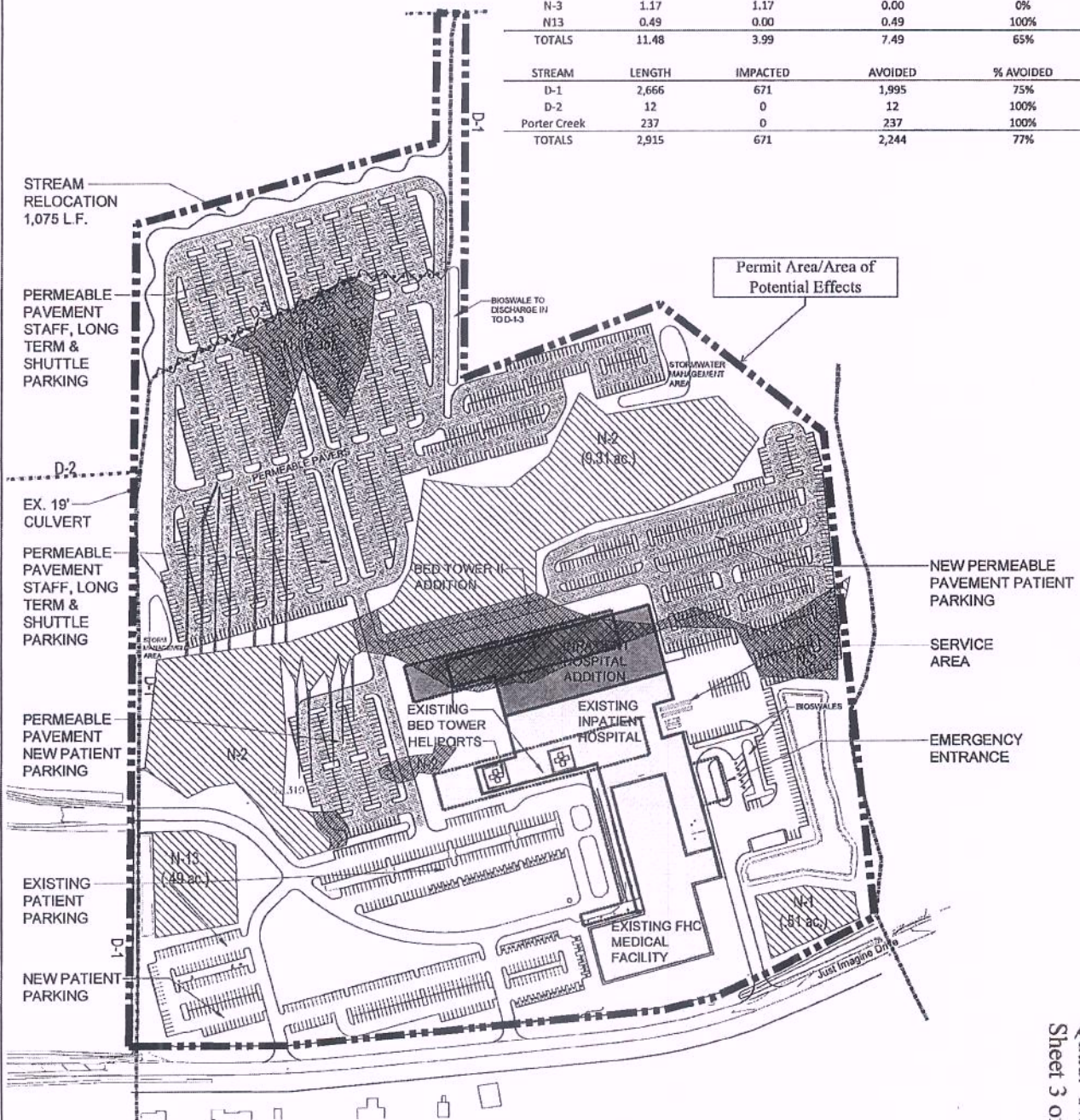


0' 100' 200'

MINIMAL DEGRADATION PLAN IMPACTS

WETLAND	ACREAGE	ACREAGE IMPACTED	ACREAGE AVOIDED	% ACREAGE AVOIDED
N-1	0.51	0.00	0.51	100%
N-2	9.31	2.82	6.49	70%
N-3	1.17	1.17	0.00	0%
N13	0.49	0.00	0.49	100%
TOTALS	11.48	3.99	7.49	65%

STREAM	LENGTH	IMPACTED	AVOIDED	% AVOIDED
D-1	2,666	671	1,995	75%
D-2	12	0	12	100%
Porter Creek	237	0	237	100%
TOTALS	2,915	671	2,244	77%



LEGEND

- EXISTING WETLANDS
- EXISTING BUILDING
- INPATIENT BED TOWER II
- WETLAND IMPACT
- PERMEABLE PAVEMENT
- STREAM IMPACT

SITE DATA

BUILDING	FLOOR SPACE	PARKING
EXISTING FHC BUILDING	181,000 S.F.	860
EXISTING 130 BED 3 FLOOR PATIENT TOWER I	115,000 S.F.	130
EXISTING 2 STORY HOSPITAL	126,350 S.F.	632
TOTAL	422,350 S.F.	1,622
INPATIENT BED TOWER II	161,000 S.F.	170
PROPOSED 170 BED 3 FLOOR PATIENT TOWER	128,000 S.F.	640
PROPOSED 2 STORY HOSPITAL ADDITION	289,000 S.F.	810
TOTAL		
INPATIENT BED TOWER I & II TOTAL		2,437
TOTAL SITE PARKING SHOWN		2,455

FIGURE 5 MINIMAL DEGRADATION ALTERNATIVE INPATIENT BED TOWER II CCF AVON

1"=100'

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8150 STEHLING COURT, WESTON, OH 44090

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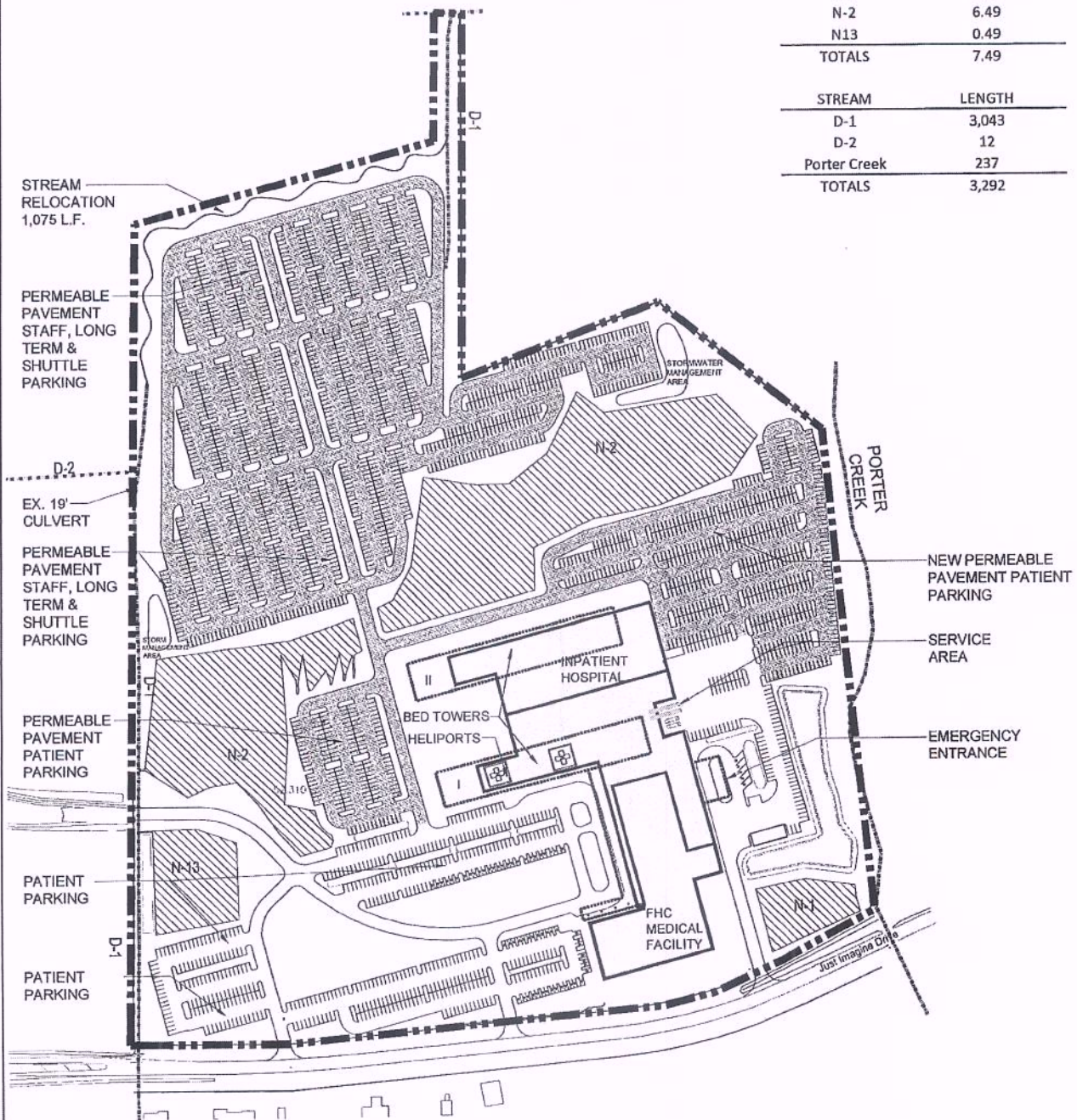
Cleveland Clinic - Avon
D/A Processing No. 2007-01112
Lorain County, Ohio
Quad: North Olmsted
Sheet 3 of 7



POST CONSTRUCTION SITE CONDITIONS

WETLAND	ACREAGE
N-1	0.51
N-2	6.49
N13	0.49
TOTALS	7.49

STREAM	LENGTH
D-1	3,043
D-2	12
Porter Creek	237
TOTALS	3,292



LEGEND

- EXISTING WETLANDS
- EXISTING BUILDINGS
- PERMEABLE PAVEMENT

SITE DATA

BUILDING	FLOOR SPACE	PARKING
FHC BUILDING	181,000 S.F.	860
130 BED 3 FLOOR PATIENT TOWER I	115,000 S.F.	130
170 BED 3 FLOOR PATIENT TOWER II	181,000 S.F.	170
2 STORY HOSPITAL	254,350 S.F.	61,272
TOTAL	711,350 S.F.	2,432

FIGURE 9
POST CONSTRUCTION SITE
CONDITIONS MAP

CCF AVON

1"=100'

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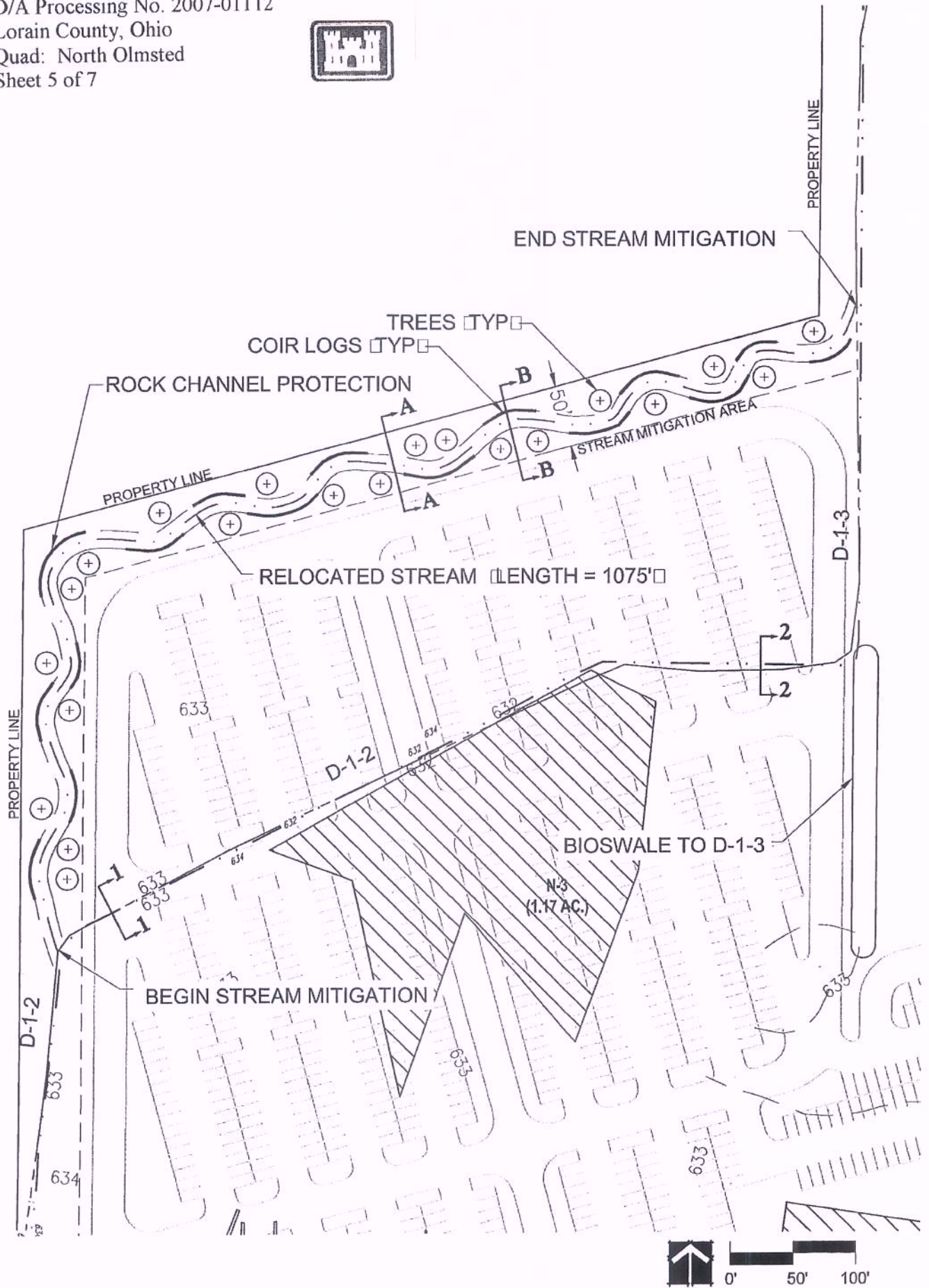
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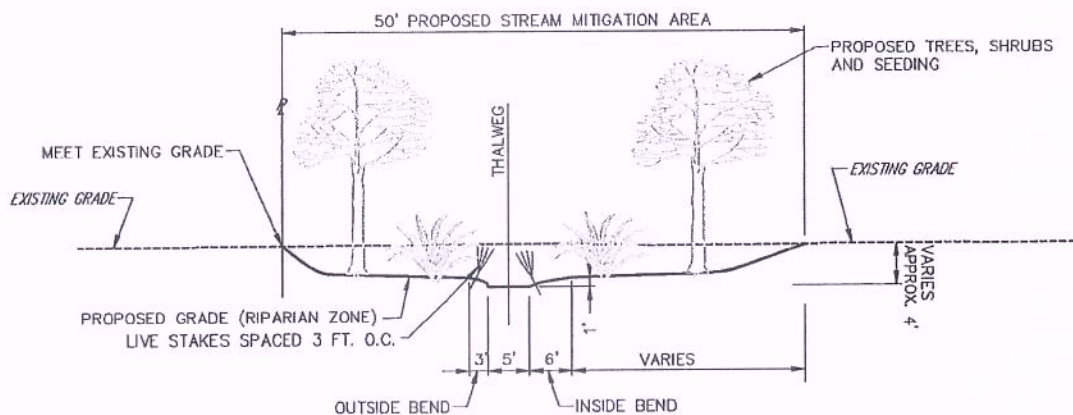
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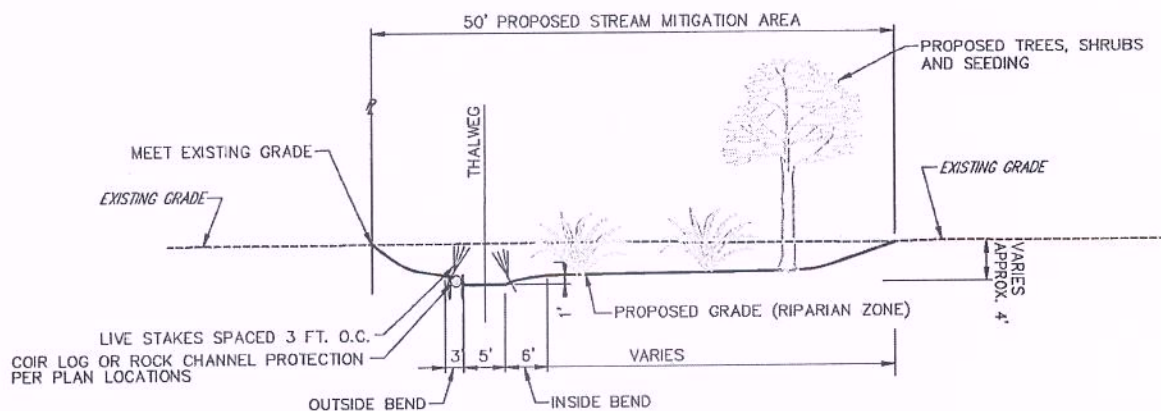
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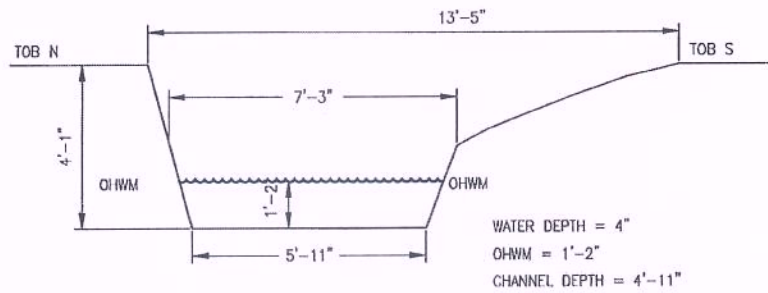


PROPOSED TYPICAL SECTION A-A
(N.T.S.)

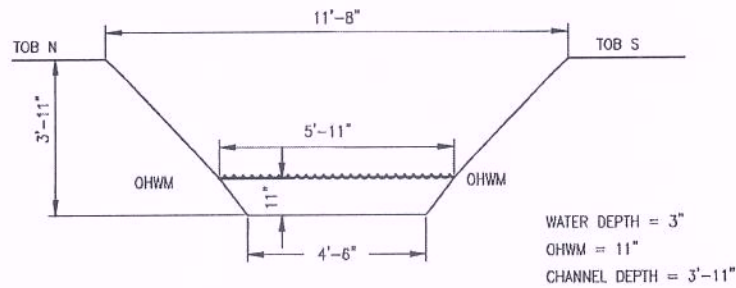


PROPOSED TYPICAL SECTION B-B
(N.T.S.)





EXISTING DITCH SECTION 1-1
(N.T.S.)



EXISTING DITCH SECTION 2-2
(N.T.S.)

